

Charlottesville Redevelopment & Housing Authority

Rental Office

1000 South First Street

Charlottesville, VA. 22902

TTY/Telephone: 711/ 434-326-4672

www.cvillerha.com

Property Management

As of October 22, 2024:

- 21 - total vacant units
- WH – 12 Vacant
 - 10 not ready.
 - 1 offline unit – substantial rehab
 - 3 applicants approved (1,2,3 bedrooms (1 each))
- SFS – 2 vacant (1 rent ready for Nov 1 Move In/ Multiple applicants in process for 1 vacant)
- 6th – 18 Occupied/6 Offline/Demo-Redevelopment
- Riverside – 1 vacant (not rent ready)
- Madison – 1 vacant (not rent ready), 1 transfer from another site.
- Michie – 3 vacant (2 substantial rehab, 1 not rent ready)
- Crescent Halls – 2 vacant (1 move in 10/24/24)
- 0 Notices to Vacate (currently pursuing collections and may have some vacancy as a result)
- Public Housing Waiting List Closed 10/1/2024 due to the extremely large number of families on the list.
- Public Housing Waiting List currently being purged (Will be working on over the next month or so)
- 5 unlawful detainer - (not rent related) WH (1), SFS (4),
- 5 pending court date (not rent related)
- 0 pending writ

Non-Public City Housing – Coleman - no vacancy

Montrose - no vacancy.

Meridian - not rent ready

Dogwood – 7 vacant (2 rent ready & pre-leased Nov 1 Move In/ 5 not rent ready)

Purchase in Progress – None currently.

Current Public Housing Waiting List – 3699 Families

- 1 Bedrooms - 2144 Families
- 2 Bedrooms - 669 Families
- 3 Bedrooms - 514 Families
- 4 Bedrooms - 206 Families
- 5 Bedrooms - 166 Families

Accounts Receivable (0-30 days, ending date 10.22.2024) Total: **\$88,828**

Property	Outstanding Balance
6 th Street	\$6,395
Crescent Halls	\$21,561
Michie	\$4,866
Riverside	\$7,806
Westhaven	\$11,247
Madison	\$2,034
SFS PHASE I	\$11,281
Scattered Houses	\$423
Dogwood/Coleman/Montrose (Non -Subsidized City Housing)	\$23,215

Accounts Receivable (Total Unpaid Charges ending date 10.22.2024) Total: **\$221,027**

Property	Outstanding Balance
6 th Street	\$16,376
Crescent Halls	\$46,641
Michie	\$6,133
Riverside	\$22,331
Westhaven	\$28,299
Madison	\$3,427
SFS Phase I	\$37,355
Scattered Houses	\$1,283
Dogwood/Coleman/Montrose (Non-Subsidized City Housing)	\$59,182

NOTE: Currently cleaning up ledgers so all numbers may be slightly different.

- Pending currently filed in court \$93,684.80 through October 2024

Collection Efforts

We continue to encourage residents to apply for local funding that may be available. Rent Statements go out around the 24th of the month, 14 Day Non-Payment Issued, Meetings as requested, Unlawful Detainers filed monthly as needed.

Case Management Update:

- 13 Eligibility letters sent.
- Unit Offer letter sent (waiting for units to be turned and rented ready)

Pending Recertifications:

- Recertifications are being completed/caught up and letters go out on the 1st day of each month.

Staff Training:

- AHMA-Conference & Industry updates in November
- Fair Housing Training is in the process of being scheduled for the entire Property Management Team.
- Nelrod – Zero Income Training completed by ALL Property Management Staff
- 3 staff members have obtained certifications for HOTMA.

Meetings:

- Safety Meeting (Once a month on 2nd Wednesday)
- Team/Compliance Meeting (Once/ Twice a month based on needs)
- One on one compliance training regularly (weekly)

Staff Update:

- Weekly one on one/cross training between team members to help serve our communities and keep “Residents First”.
- Staff continue to distribute notices as needed with needed reminders and current information.
- Staff continue to be assigned and complete training applicable to industry updates themselves on community resources, available and newly announced, to provide up to date information to those in need of additional assistance in various situations.
- Asset Collections Rep along with site staff continues to pursue collections and continue the effort to TARS, however, we also continue the efforts to collect on them and make referrals for local funds that may be available to assist residents. We also continue to offer and initiate Repayment Agreements for those that qualify.
- Office hours are from 8:00 AM to 4:30PM, however, appointments are still preferred, for any person needing to have a one on one with their AM or other staff. This allows us to be prepared and manage our time to meet other duties and deadlines.